



# City of Raleigh

## FY 2017-2018 **Annual Action Plan**

Updated March 16, 2017

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## Executive Summary

### 1. Introduction

This 2017-2018 Action Plan is the third year of Raleigh's 2016-2020 Five-Year Consolidated Plan, required by the U.S. Department of Housing and Urban Development (HUD), that identifies an entitlement community's priority housing and community development needs for very low-, low-, and moderate-income city residents and the strategies the community has developed to address them. The Consolidated Plan provides guidance for Raleigh for the period July 1, 2015—June 30, 2020. The City of Raleigh must submit an Action Plan every year to illustrate how it is meeting its housing and community development needs.

The Action Plan also functions as an application for funding from HUD for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)

In addition to these federal programs, local sources of funds contribute to implementing the City of Raleigh Consolidated Plan. A staff recommendation for \$5.7 million in General Fund dollars for rental development, housing rehabilitation, and homeownership development is pending City Council approval prior to July 1, 2017 and this document does not reflect that amount among the narratives or charts. If City Council approves the additional local funding it will be added to the City's housing programs. The Consolidated Plan established a unified, coordinated vision for community development that benefits low-income residents and areas for the period July 1, 2015—June 30, 2020 and this one-year Plan states how that will take place from July 1, 2017 – June 30, 2018. The City of Raleigh gathers input from citizens, consults its community development partners and conducts extensive research to determine housing and community development needs. The City partners as well with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions with the strategies developed. A key element of the Consolidated Plan and each Action Plan is the collaborative nature of the process.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Performance measurement is a process for determining how effectively programs are meeting needs. Each year, the City establishes measurable objectives for each program by which to measure end benefit and determine program effectiveness. Data is gathered to make this assessment to determine if program activities could be improved and limited resources directed more effectively.

The need continues to outpace the production of affordable housing units as land costs increase and older private market rental communities make way for new unsubsidized (sometimes upscale) apartments. The message clearly heard from the public during the input gathering phase of the ConPlan planning process was this: Increase the production of new affordable housing units. To achieve this will require new programs and new approaches.

The same is true for the homeless to housing continuum. Though the total number of homeless has not increased over the past several years, the number has remained constant and the demographics have changed. There are a growing number of homeless single women, as well as women with children for whom circumstances have forced them to find refuge in their cars or similar places. The City, County, and Continuum of Care organization in 2015 revisited how services are provided, to increase coordination among funding sources and to work toward a more coordinated system from the existing variety of services and agencies. This work began with the a Request for Proposals (RFP) for ESG funds where the City, County, and the Partnership to End and Prevent Homelessness, the local Continuum of Care (CoC) organization, combined their funds into one RFP. This change reduced paperwork and focused funding more effectively. The same partners are working on the development of a multiservice center for the homeless, with the added participation of Catholic Charities. The center will function as a coordinated assessment and engagement point and will support and enhance the continued community implementation of Housing First. Neighborhood revitalization was another need identified through the public process. The City has worked in redevelopment areas for decades and made great strides in revitalizing blocks within the City's redevelopment areas, but the geographic scope of the redevelopment areas is vast compared to available resources. For this year the City intends to continue combining infrastructure improvements and new housing programs with existing housing programs and geographically focus them to make a concentrated impact. A Neighborhood Revitalization Strategy Area (NRSA) designation for College Park/Washington Terrace was aproved by HUD to allow greater flexibility in the use of HUD funds while establishing benchmarks for accountability.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. It is possible to measure the first full year of the 2016-2020 Consolidated Plan. The primary programs administered by Community Development and the number of affordable housing units produced by those programs in FY 2015-2016 as reported in the CAPER included:

Rental development: 71  
Second mortgages: 66  
Homeowner rehabs: 42  
New construction, single-family, homebuyers: 8

Total units: 187

### **4. Summary of Citizen Participation Process and consultation process**

#### The Planning Process

All comments gathered during the public input process and consultations with the City's community development partners in the development of this plan have been included as attachments.

#### Public Meetings and Hearings

Participation of the general public and public and private organizations was important to the development of this Consolidated Plan. The meetings included two public hearings (December 6, 2016 and April 5, 2016), four public meetings (November 3rd, 10th, and 17th, 2015, as well as, March 16th, 2017). The Public Hearings were advertised in local newspapers at least 12-14 days in advance, as were the two public meetings. The City worked on gathering this input from its community development

partners and information was shared among them. This input helped identify and prioritize community needs, develop strategies and actions, identify community resources and promote the coordination of resources. Representatives from public and private agencies affiliated with assisted housing, health services, social services, and services for the homeless were invited to individual and group meetings to obtain information from and provide input to the development of the Consolidated Plan on which the Action Plan is based.

Lead Agency: Raleigh's Housing & Neighborhoods Department, Community Development Division

The Community Development Division of Raleigh's Housing & Neighborhoods Department is the primary agency leading the Consolidated Plan planning process, the drafting of the plan, and plan implementation. Community Development will act as the primary liaison with other local public agencies and nonprofit and for-profit entities such as lenders, realtors, developers, builders, and city residents. Other agencies engaged in implementing this plan include the federal Department of Housing and Urban Development (HUD), the North Carolina Housing Finance Agency, Wake County Human Services, and the Raleigh Housing Authority.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Future comments to be added

## Lead & Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	RALEIGH	Housing & Neighborhoods Dept.
HOME Administrator	RALEIGH	Housing & Neighborhoods Dept.
ESG Administrator	RALEIGH	Housing & Neighborhoods Dept.

**Table 1 – Responsible Agencies**

This document is the Action Plan for the City of Raleigh, an entitlement community, for the years 2015—2020. Raleigh receives the following funds annually from HUD: Community Development Block Grant (CDBG), HOME Partnership (HOME), and Emergency Solutions Grant (ESG) funds. Residents of Raleigh have also approved several Affordable Housing Bond issues since 1990, the most recent being a \$16 Million Bond issue in 2011. As the bond funds were depleted, City Council voted to replace them with General Fund dollars, with \$5.7 million projected to be available for affordable rental housing and housing rehabilitation in FY 2016-2017 and slightly more in FY 2017-2018. The Housing & Neighborhoods Department, Community Development Division, is the unit of City government that acts as primary administrator of the federal entitlement funds.

### **Consolidated Plan Public Contact Information**

#### Annual Action Plan Public Contact Information:

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## Consultation

Several consultations were held with organizations to enhance coordination among agencies and to ascertain needs for homeless person as well as those with special needs and low incomes.

### **How does Community Development coordinate between public and assisted housing providers and private and governmental health, mental health and service agencies?**

Community Development Division (CDD) staff has regular communication with the Raleigh Housing Authority to discuss goals, as well as the status of their Public Housing and Housing Choice Vouchers. CDD has hosted meetings with RHA and local housing advocacy groups in the development of the City's new Housing Location Policy. The City has met with affordable housing stakeholder groups in developing new housing programs and made sure such gatherings included housing nonprofits who serve those with physical and mental disabilities.

### **Describe the coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City is a member of the Continuum of Care, also known as the Partnership to End and Prevent Homelessness. In addition, CDD's Planner II is on the Board of the Partnership. Full membership meetings are held bi-monthly and representatives from the City of Raleigh Community Development Department, Wake County Housing, the Town of Cary, the Housing Authority of the County of Wake, the Raleigh Housing Authority, the Public School System, and approximately 45 private agencies attend these meetings. Each entity shares updates on their work and achievements, and committees discuss ways to enhance coordination, identify gaps in services, and work toward filling identified gaps. The City contributes to the operational expenses of the Partnership.

The City, working with Wake County and the CoC (Partnership), work together to address the needs of homeless persons and persons at risk of homelessness.

Efforts to address needs include:

- South Wilmington Street Center for homeless men, which also has a focus on Veterans: the center receives operational funding from the City
- Shelter Plus Care Funds assist chronically homeless individuals
- Three agencies offer Rapid Rehousing funds to homeless individuals and families
- PLM Families Together assists homeless families and homeless families with children in finding housing
- Raleigh Rescue Mission provides shelter and programs for homeless families
- Salvation Army provides shelter and comprehensive programs for women with children
- Pullen Hope Center and Haven House provide services and case management for unaccompanied youth
- For persons at risk of homelessness, two agencies offer Prevention funds
- Oak City Outreach Center provides meals on weekends and serves as an engagement tool to help people with their other needs.



- The City, County, CoC, and Catholic Charities are working together to develop a multi-service center (to be located in the City) to holistically serve the needs of all homeless persons.

**Describe the consultation with the Continuum(s) of Care that serves the city of Raleigh in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS (software system for homeless agencies).**

In 2015, the City of Raleigh, Wake County Government, and the Wake County Continuum of Care voluntarily partnered to issue a joint competition for Housing and Homeless Assistance funds. Both the City of Raleigh and the Wake County Continuum of Care receive ESG funds and they are working collaboratively with Wake County to allocate funding based on agreed upon community priorities that have been endorsed by the Continuum. The City actively participated in the taskforce that developed performance standards for the Continuum. The City of Raleigh, Wake County and the Continuum have allocated funding for, and are participating in North Carolina's new statewide implementation of HMIS which is governed by representatives from across the state and is working diligently to put new policies and procedures in place for our HMIS implementation. Agencies receiving ESG funds are required to use the HMIS, except for agencies that serve domestic violence victims (DV).

## 2. Describe Agencies, groups, organizations and others who participated in the process.

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	RALEIGH HA
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

### **Identify any Agency Types not consulted and provide rationale for not consulting**

Raleigh Housing Authority provided a portion of the narrative in this Action Plan (AP-60) addressing the on-going challenges administering vouchers and managing several large public housing communities.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Partnership to End and Prevent Homelessness	We consulted them in the development of the Consolidated Plan.

**Table 3 – Other local / regional / federal planning efforts**

## Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation and impacted goal-setting.

The citizen participation process included the following:

- Two public hearings
- Two public meetings held in low-income Census Tracts; Community Consultations with: the Continuum of Care the (Partnership to End and Prevent Homelessness), presentations at Citizen Advisory Council meetings; draft Action Plan being made available to the public for comment.

These meetings impacted goal setting by letting us know which populations and neighborhoods to focus on in our Action Plan, and what kinds of programs would best serve these populations.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	City Council Chambers Dec. 6, 2016	Five persons spoke at the public hearing . A summary of comments is in an attachment.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community Low-income Census Tract focus	Brentwood Community Center; Nov. 3, 2016; 3 present	See attachment.		
3	Public Meeting	Non-targeted/broad community Low-income Census Tract focus	Method Road Community Center; Nov. 10, 2016, 2016; 4 present	See attachedment.		
4	Public Meeting	Non-targeted/broad community Citizen Advisory Council Meeting	Chavis Community Center; Nov. 17 , 2016; 25 present	See attachedment.		
5	Public Meeting	Non-targeted/broad community	Chavis Community Center, March 16, 2017	Will post in attachment.		
6	Public Hearing	Non-targeted/broad community	City Council Chambers April 4, 2017	Will post in attachment.		

**Table 4 – Citizen Participation Outreach**

## Expected Funding

The City of Raleigh expects to have between \$7 million to \$11 million per year for each of the 5 years covered by the Consolidated Plan. The sources of funding are: federal Community Development Block Grant (CDBG), federal HOME Investment Partnerships (HOME), federal Emergency Solutions Grant (ESG), remaining City of Raleigh Affordable Housing Bonds, and City of Raleigh General Funds.

### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,850,762	1,224,787	0	4,075,549	13,079,382	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,055,103	753,120	0	1,808,223	4,115,646	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	252,923	0	0	252,923	758,770	Raleigh Wake Partnership to End and Prevent Homelessness (area CoC): \$72,000 HMIS support. _____ Agency: \$ _____ Prevention. _____ Agency: \$ _____ Prevention
General Fund	public - local	Admin and Planning Homeowner rehab Multifamily rental new construction Multifamily rental rehab Other	6,300,000	0	0	6,300,000	12,600,000	City General Fund dollars for HOME match, housing rehab loans, housing development loans, and other community development activities and administration.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds).**

Federal funds will be used to leverage other funds in the following ways:

1. Affordable Housing Development: market rate loans, other public financing (City, State, County)
2. ESG: County and State ESG funds, as well as funds that will be used for one-for-one match
3. CDBG: market rate financing for homebuyers and construction for homeownership

**If appropriate, describe publically owned land, or property located within the jurisdiction, may be used to address the needs identified in the plan.**

The City of Raleigh has acquired property in both the College Park redevelopment area and the South Park redevelopment area. This property will be utilized for the community development and neighborhood revitalization activities described in this Consolidated Plan.

### **Discussion**

Funds will be used for activities that support the priorities of the Consolidated Plan:

1. Increase the Supply of Affordable Housing
2. Enhancement of the Homeless to Housing Continuum
3. Neighborhood Revitalization

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## Annual Goals and Objectives

Goals Summary Information Table

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	CITYWIDE	Supply of Affordable Housing	CDBG: \$0 HOME: \$793,626 General Fund: \$0	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 66 Households Assisted
2	Enhance the homeless to housing continuum	2015	2019	Homeless	CITYWIDE	Homelessness to Housing Continuum	CDBG: \$100,000 ESG: \$252,923 General Fund: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 82 Households Assisted Homeless Person Overnight Shelter: 2240 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Neighborhood revitalization	2015	2019	Affordable Housing Non-Housing Community Development	CITYWIDE COLLEGE PARK	Neighborhood Revitalization	CDBG: \$877,893 General Fund: \$1,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 525 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Buildings Demolished: 10 Buildings

**Table 6 – Goals Summary**

**Goal Descriptions Table**

1	<b>Goal Name</b>	Increase the supply of affordable housing
	<b>Goal Description</b>	The activities to be funded under this goal are: <ul style="list-style-type: none"> <li>• Construction and rehabilitation of rental units</li> <li>• Construction and rehabilitation of homeowner housing</li> <li>• 2nd mortgages for homeowners</li> </ul>
2	<b>Goal Name</b>	Enhance the homeless to housing continuum
	<b>Goal Description</b>	The activities that will be funded under this goal are: <ul style="list-style-type: none"> <li>• Rapid re-housing</li> <li>• Homelessness prevention</li> <li>• Shelter operations</li> <li>• Support of the Executive Director position for the Raleigh/Wake Partnership to End and Prevent Homelessness</li> </ul>
3	<b>Goal Name</b>	Neighborhood revitalization
	<b>Goal Description</b>	The activities funded under this goal are: <ul style="list-style-type: none"> <li>• Public facility and infrastructure improvements and site planning. NOTE: beneficiary determined by counting all lots in ECP.</li> <li>• Public services</li> </ul>

**Table 7 – Goal Descriptions**



**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the City of Raleigh will provide affordable housing.**

Approximately 3,085 extremely low-income, low-income, and moderate income households will be provided with affordable housing through:

Affordable Housing Development: 593

Housing Rehabilitation: 40

Rapid Rehousing/Emergency shelter for Homeless Persons: 2,352

Homelessness prevention for households at or below 30% AMI: 100

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## Projects

One Year Action Plans are required for each of the five years of the Five Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan of addressing the housing needs of very low-, low-, and moderate-income citizens of Raleigh. The One Year Plan enables investors, nonprofit organizations, program administrators, elected officials, and concerned citizens to work with the City in the development of affordable housing and community development programs. This Action Plan covers July 1, 2017, through June 30, 2018. This will be the third year of the City's 2016-2020 Consolidated Plan. The Action Plan describes the City's plans for the expenditure of federal housing dollars for the coming fiscal year. It outlines the activities to be carried out with three (3) formula grants: Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG). The Action Plan includes neighborhood revitalization activities funded with CDBG funds and local initiatives supported with City funds. Economic development activities and special partnerships with nonprofits and private entities are also described in the plan.

In FY 2017-18, the City anticipates a budget for housing and community development of over \$11,500,000, from federal and local resources. Programs that will continue to be funded include the Rental Development (formerly known as Joint Venture Rental) program, Homeowner Rehabilitation, Homebuyer Assistance, City-Owned Rental Units for very low-income renters, and a job-training program. Neighborhood revitalization activities include acquisition of substandard housing, relocation of eligible households and businesses, demolition of dilapidated structures and development incentives such as infrastructure improvements to downtown neighborhood housing sites. Infill Site Development is an anticipated new program in FY 2017-2018 to encourage the production of additional affordable homeownership units through acquisition/demolition/construction assistance to nonprofit or for-profit builders.

Continuing implementation of the 2016-2020 Consolidated Plan includes affordable housing development, neighborhood revitalization and economic development to benefit the City of Raleigh's residents. The housing program is designed to serve the housing needs of five major groups of its residents: low-income renter households, homeless persons and families, elderly and persons with disabilities in need of supportive housing, low- and moderate-income homebuyers, and LMI homeowners needing significant rehab assistance.

The projects listed below are funded with only federal funds or a combination of federal and local funds in the Action Plan year. The City also anticipates using \$1,265,151.32 in general fund in the coming year for administrative activities.

#	Project Name
1	Admin PACs - CDBG 17/18
2	Public Serv - CDBG 17/18
3	Acquisition - CDBG 17/18
4	Relocation - CDBG 17/18
5	Demolition - CDBG 17/18

#	Project Name
6	Disposition - CDBG 17/18
7	Pub Works/Site Imprv - 17/18
8	Rehab/Warranty - CDBG 17/18
9	Admin - HOME 17/18
10	Rehab - HOME 17/18
11	JVR Housing Dev - 17/18
12	Homebuyer Assistance - 17/18
13	HESG - 17/18
14	Economic Development - CDBG 17/18

**Table 8 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

All allocation priorities support the overall priorities of the Consolidated Plan and address underserved needs of lack of affordable housing, homeless services and housing, supportive housing, and neighborhood revitalization. The main obstacle in addressing underserved needs is that the needs of the community outweigh the funding available to address the needs.

## Projects Summary

### Project Summary Table

Table 9 – Project Summary

1	<b>Project Name</b>	Admin PACs - CDBG 17/18
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Neighborhood revitalization
	<b>Needs Addressed</b>	Supply of Affordable Housing Homelessness to Housing Continuum Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$879,530
	<b>Description</b>	Administration Costs for CDBG Program Year 2017 - COR FY17/18
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These are administrative activities which allow the City to carry out all other CDBG activities proposed in this plan.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CDBG- eligible costs to administer the grant
2	<b>Project Name</b>	Public Serv - CDBG 17/18
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Enhance the homeless to housing continuum
	<b>Needs Addressed</b>	Homelessness to Housing Continuum Neighborhood Revitalization

	<b>Funding</b>	CDBG: \$524,500
	<b>Description</b>	Public Service Activities - Community Enhancement GrantS - Non Profit Support
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,000 low and moderate income households will benefit from the proposed activities.
	<b>Location Description</b>	Activities will be carried out on a City-wide basis.
	<b>Planned Activities</b>	Community Enhancement Grant--StepUp Ministry: \$55,375; Dress For Success: \$21,725; Family Promise of Wake County: \$14,165; Families Together: \$36,794; Lucy Daniels: \$46,941. Homebuyer Training \$73,500 (DHIC). Wilmington St. Center Operations (\$100,000), and NC Homebuilders Job Training Program (\$76,000).
3	<b>Project Name</b>	Acquisition - CDBG 17/18
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Neighborhood revitalization
	<b>Needs Addressed</b>	Supply of Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Acquisition of property to benefit Low/Mod Homebuyers. Acquisition of property to benefit First Priority Housing Needs - Very Low Income Renter Households, Homeless Persons & Families, Elderly & Persons w/Disabilities in need of Supportive Housing, Low/Mod Home-buyers, Homeowners needing significant rehab.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Relocation is linked to acquisition and demolition in the Community Development Division's budget. It is estimated that there will be 2-3 units acquired, 8 structures demolished, and 50 households relocated during this Action Plan year.

	<b>Location Description</b>	N.A.
	<b>Planned Activities</b>	2-3 properties will be acquired with CDBG funds. Relocation of residents of city-purchased properties to safe and affordable housing.
4	<b>Project Name</b>	Relocation - CDBG 17/18
	<b>Target Area</b>	SOUTH PARK REDEVELOPMENT AREA CITYWIDE
	<b>Goals Supported</b>	Neighborhood revitalization
	<b>Needs Addressed</b>	Supply of Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$775,000
	<b>Description</b>	Provision of moving expenses and relocation costs for existing tenants, primarily in Brown Birch Apartments. Relocation Assistance provided to Low/Mod Beneficiaries within the City of Raleigh.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Occupants of the Brown Birch Apartments will be relocated, and other tenants affected by City redevelopment activities.
	<b>Location Description</b>	Brown Birch Apartments and possibly other locations.
	<b>Planned Activities</b>	Relocating approximately 50 households with CDBG funds.
5	<b>Project Name</b>	Demolition - CDBG 17/18
	<b>Target Area</b>	SOUTH PARK REDEVELOPMENT AREA CITYWIDE
	<b>Goals Supported</b>	Neighborhood revitalization
	<b>Needs Addressed</b>	Supply of Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$350,000

	<b>Description</b>	Demolition of blighted properties
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Demolition is linked to acquisition and relocation, except code enforcement demolition of vacant structures, which addresses "spot blight".
	<b>Location Description</b>	Garner Road Redev. Area and elsewhere.
	<b>Planned Activities</b>	Approximately 10 buildings to be demolished.
6	<b>Project Name</b>	Disposition - CDBG 17/18
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Maintenance & Dispositin of City Owned Lots
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
7	<b>Project Name</b>	Pub Works/Site Imprv - 17/18
	<b>Target Area</b>	SOUTH PARK REDEVELOPMENT AREA COLLEGE PARK
	<b>Goals Supported</b>	Neighborhood revitalization

	<b>Needs Addressed</b>	Supply of Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$639,328
	<b>Description</b>	Design/Planning Contracts, Environmental Assessments, Street Infrastructure, Site Improvements
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 160 households in College Park will benefit from the proposed activities.
	<b>Location Description</b>	East College Park, West Idlewild, and Downtown East Redevelopment Areas
	<b>Planned Activities</b>	Site prep in East College Park, Lane and Idlewild Streets, and Cabarrus and East Streets.
8	<b>Project Name</b>	Rehab/Warranty - CDBG 17/18
	<b>Target Area</b>	CITYWIDE COLLEGE PARK
	<b>Goals Supported</b>	Neighborhood revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$300,000 General Fund: \$700,000
	<b>Description</b>	Rehabilitation of substandard housing and warranty work on the rehabilitation work completed.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15 low and moderate income homeowners will benefit from the proposed activities.
	<b>Location Description</b>	Citywide and 2016 NRSA (College Park) area.
	<b>Planned Activities</b>	Approximately 15 housing units to be rehabilitated.



9	<b>Project Name</b>	Admin - HOME 17/18
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Increase the supply of affordable housing
	<b>Needs Addressed</b>	Supply of Affordable Housing
	<b>Funding</b>	HOME: \$211,995
	<b>Description</b>	Administration Costs for HOME Program Year 2017 - COR FY17/18
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administrative activities that allow the Community Development Department to perform HOME activities.
10	<b>Project Name</b>	Rehab - HOME 17/18
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Increase the supply of affordable housing
	<b>Needs Addressed</b>	Supply of Affordable Housing
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	Second mortgages for LMI buyers. Homeowner Loan Assistance for the Rehabilitation of substandard housing.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 50 LMI households
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Second mortgage loans
<b>11</b>	<b>Project Name</b>	JVR Housing Dev - 17/18
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Increase the supply of affordable housing
	<b>Needs Addressed</b>	Supply of Affordable Housing
	<b>Funding</b>	HOME: \$641,032 General Fund: \$5,100,000
	<b>Description</b>	Funding of the development/production of affordable rental housing - Joint Venture Rentals.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 households earning below 60% AMI, some earning well below 60% AMI, will benefit from the proposed activities. Rental development HOME non-CHDO RFP: \$482,767; CHDO: \$158,032
	<b>Location Description</b>	Affordable rental housing in locations consistent with the City's Housing Location Policy.
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	Homebuyer Assistance - 17/18
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Increase the supply of affordable housing
	<b>Needs Addressed</b>	Supply of Affordable Housing
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	Homebuyer Down Payment Assistance
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 LMI first time homebuyers.

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	HESG - 17/18
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Enhance the homeless to housing continuum
	<b>Needs Addressed</b>	Homelessness to Housing Continuum
	<b>Funding</b>	ESG: \$252,923
	<b>Description</b>	HESG funds will be used to: (1) provide Homelessness Prevention assistance to individuals and families at-risk of homelessness; and (2) provides funds to support the HMIS for the CoC area.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1. Approximately 100 households that are at-risk of homelessness will be prevented from becoming homeless and will still be stably housed 6 months after initial contact. 2. Funds will be used to support the CoC wide HMIS.
	<b>Location Description</b>	N.A.
	<b>Planned Activities</b>	HMIS: \$72,000 for the Raleigh Wake Partnership to End and Prevent Homelessness (the area CoC) to cover a portion of HMIS costs. Prevention: \$75,000 will be provided to Passage Home. \$105,923 will be provided to Tringale Family Services (TFS).
<b>14</b>	<b>Project Name</b>	Economic Development - CDBG 17/18
	<b>Target Area</b>	COLLEGE PARK
	<b>Goals Supported</b>	Neighborhood revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$100,000

<b>Description</b>	Building Up-fit Grant (BUG) Economic Development is a priority for the Raleigh community and its residents. Attracting new business and expanding existing businesses in the city is a part of this goal. The City of Raleigh's Building Up-fit Grant encourages growth and development by assisting property owners and businesses with improvements, renovations, and/or additions to their interior spaces. To learn more or apply for a Building Up-fit Grant please contact Tiffany McNeill to schedule a pre-application meeting - BUG: LMI job creation and/or retentionFacade Grant Program. The City of Raleigh's Facade Grant Program helps businesses and property owners in older commercial areas upgrade and improve their building's exterior appearance. Since the program's inception in the early 1980s, it has assisted in the rehabilitation of more than 100 buildings, increasing their attractiveness to new customers and contributing a positive influence toward revitalization of their respective areas. The different types of grants available include both University Village Pedestrian Business Overlay Districts and other Pedestrian Overlay District Facade Grants - Facade Grant: addressing slums and blight
<b>Target Date</b>	6/30/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Facade Grants: Benefit will be blight removal. BUG: Job creation.
<b>Location Description</b>	College Park NRSA
<b>Planned Activities</b>	Facade Grant: Grants to business operators within the NRSA only for façade renovations. BUG: Assistance to business operators within the NRSA for upfit.

## Geographic Distribution

**Describe the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

East College Park is a redevelopment area in which the City has nearly completed the largest infrastructure project ever implemented by the City with primarily CDBG resources. The \$5 million+ construction project began in spring 2016 and the phase covered by FY 2017-2018 will require a large portion of the City's CDBG resources. South Park/Garner Road is another focus area of City redevelopment during the five year term of the ConPlan.

### Geographic Distribution Table

Target Area	Percentage of Funds
SOUTH PARK REDEVELOPMENT AREA	67%
CITYWIDE	18%
COLLEGE PARK	14%

**Table 10 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

Raleigh has used redevelopment areas to allocate CDBG for neighborhood revitalization purposes since the start of its CDBG entitlement status. They are areas that qualify as "blighted" under state law.

### Discussion

The City of Raleigh has had success in its geographic allocation of housing and community development investments as private investment has been drawn into all of the areas where a concentrated investment of CDBG and other resources has been used to remove blight and create new affordable housing opportunities.

## Affordable Housing

### One-year Goals for Affordable Housing Table

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	100
Special-Needs	0
Total	130

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	464

One Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	48
Acquisition of Existing Units	10
Total	572

**Table 12 - One Year Goals for Affordable Housing by Support Type**

The one year goals for homeless persons to be supported include the number of persons to be served through rapid re-housing. The goal for non-homeless is the number of persons to be supported through homelessness prevention. Special needs housing estimates are the number of units anticipated to be developed for special needs populations based on an average of what the City has completed over the past 5 years.

The number of households supported through rent assistance is an estimate of rapid re-housing (20 households) and homelessness prevention (30 households). The production of units and rehabilitation of existing units are based on averages of what has been done in the past 5 years. The rehabilitation of existing units also includes the estimates for homeowner rehabilitation (total of 40 units).

## Raleigh Public Housing

### What are the actions planned during the next year to address the needs to public housing?

The Raleigh Housing Authority (RHA) continues to maintain and improve its public housing properties. The ability of housing programs to serve families in need depends on federal appropriations. Budgetary cuts on the federal level directly impact RHA. Unfortunately, much of the impact of current cuts is not yet known. The wait time for public housing is approximately two to three years, depending on family size and need. Tenant selection for public housing is dependent on the bedroom size of the available vacant units by determining which families are offered housing next. Site-based waiting lists for the single-family home program, Capitol Park, Chavis Heights and Walnut Terrace have varied waiting list terms depending on bedroom size. Persons can apply individually for each of the housing options depending on their community preferences.

As of February 2016, HUD instituted a new smoke-free policy for all public housing units. This policy must be in place within 18 months. The smoking ban also extends to all outdoor areas up to twenty-five (25) feet from any public housing unit or administrative building. By July 2018 Raleigh Housing Authority will have implemented this health initiative throughout our public housing portfolio.

RHA receives HUD funding through the Capital Fund Program (CFP) to assist with unit modernization, development, and maintenance costs of public housing units community-wide. The following work items are either underway or recently completed:

- RHA modernized both elevators in the 287-unit Glenwood Towers senior building.
- Installation of security cameras either completed or underway for over 600 units.
- Roof replacement is planned for 100 public housing units.
- Built a new warehouse/maintenance facility that better meets the current needs of RHA.
- Developed additional parking for Glenwood Towers residents and guests.
- Replacement of outdated plumbing in a 60 unit development as units are turned during vacancies.
- Upgraded interior stair landings to 100 apartment units.

- Asbestos abatement portfolio wide.
- Installation of backflow preventer on main fire line system at senior living high-rise building.
- Installation of fire alarm system at Saint Saviour's Center.
- Installation of new luxury vinyl-plank flooring.
- Planned roof removal and replacement at 14 story senior building Glenwood Towers.
- Planned exterior caulking replacement and waterproofing at Glenwood Towers.
- Installation of ventilation fan system at 60 unit property.

**What are the actions planned to encourage public housing residents to become more involved in management and participate in homeownership?**

Raleigh Housing Authority recognizes the benefit of having its residents become self-sufficient. Opportunities to achieve this are shared and promoted. Such programming as:

a. Homeownership: As part of the Incentive Housing program, RHA has 108 single family homes scattered around the City of Raleigh. The families that rent these units are required to attend and complete home buyer's training classes. RHA continues to offer or provide referrals to workshops on money management and homebuyer education to assist in future home ownership. This program works with families to establish and/or improve credit, save for down payments, shop for financing, and select houses. The residents of this program have a ten year rental program opportunity to prepare and achieve their goals. There are currently no plans to sell any of the single family homes in RHA's portfolio. The public housing family that lives in the home will have to purchase a home of their choice.

b. Supportive Services: RHA has developed Memoranda of Understanding with several community partners in order to better service the needs of families of public housing. Communities In Schools of Wake County (CIS Wake) continues to be a crucial partner in the delivery of services in public housing. CIS Wake operates after-school and summer programs in several public housing communities. The children attend these centers at no cost to their families and receive one-on-one tutorial assistance. In partnership with AT&T and Google Fiber, free internet service and digital literacy class are offered in some of the public housing communities. Partnerships such as these provide a plethora of resources and benefits to residents that would otherwise not be possible due to lack of additional funding for supportive services.

c. Community Involvement: RHA continues to coordinate services with other agencies in the Raleigh area including the Police Department, City Inspections, Community Development, and the Parks and Recreation Department. In addition to the CIS centers, RHA provides space to a daycare center, Meals on Wheels, Inter-Project Council office, St. Saviour's Outreach Center, and historic treasure Arts Together. The RHA staff is actively involved with coordination of programs with many community agencies including Wake County Human Services, Wake Technical Community College, Communities-In-Schools of Wake County, Inter-act and the Support Circle offered through Catholic Charities. The faith community is involved in the public housing communities with many churches taking an active role in programs in various communities.

**If the Housing Authority is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

The Raleigh Housing Authority continues to be rated as a high performer by the U. S. Department of

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Housing and Urban Development's management assessment system for public housing. RHA's Housing Choice Voucher program maintains high usage percentages and is also highly rated by HUD. RHA anticipates a significant decrease in the funding available to the agency due in large part to changes implemented by the U. S. Department of Housing and Urban Development. Despite this fact, RHA remains committed to its mission to provide safe, quality, affordable housing to low and moderate income families in the greater Raleigh community; and to promote personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency.

## **Discussion**

As a federally-funded agency, RHA is impacted by budget decisions made on the federal level. Currently, RHA continues to deal with declining funding levels. HUD continues to provide guidance that funding for public housing will never return to 100% of eligibility. Housing authorities are encouraged to find alternative means for modernizing and funding the operations of public housing that depend less on federal operating subsidies. HUD offers a couple of options for converting public housing to project based or tenant-based rental assistance. HUD is currently guiding agencies to participate in the Rental Assistance Demonstration (RAD) program where public housing units are sold to private entities that operate the units under project-based voucher assistance. RHA has conducted the analysis necessary to look at the RAD conversion and currently only one public housing community would be suitable for RAD.

RHA has been considering its various options for lessening its dependence on federal subsidies and is investigating other options to preserve and enhance its affordable housing inventory. RHA works locally with supportive services and agencies to promote work and personal responsibility which will provide a pathway to financial stability and self-sufficiency to those we serve. RHA will continue to maintain this quality portfolio of affordable housing in a time of increased regulations and declining federal funding.

## **Homeless and Other Special Needs Activities**

The information in this section discusses the current state of homeless services in Raleigh and Wake County as well activities that the jurisdictions and the Continuum of Care (CoC) are working toward. All partners are working toward full incorporation of HEARTH fundamentals in service delivery to homeless households and consistent services and programs across the CoC.

**Describe the City of Raleigh's one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

Outreach to homeless persons is done in a variety of ways:

1. The Raleigh/Wake County Partnership to Prevent and End Homelessness (the Partnership), which is the Continuum of Care for Raleigh and Wake County operates the Oak City Outreach Center. This center provides meals to persons in need on Saturday and Sunday. Most persons served at Oak City are homeless. Catholic Charities coordinates the 60 organizations that distribute food and other services at the center.

The Oak City Outreach Center is a temporary location for providing services and outreach to homeless persons. The City of Raleigh, Wake County, Catholic Charities and the Partnership are working



together to create a permanent place, to be called the Oak City Center, for providing meals, housing communitywide coordinated intake / assessment, and offering other services to engage homeless persons. A location for the Oak City has been found next to the South Wilmington Center homeless shelter that the County is in the process of acquiring. Catholic Charities and the Partnership are working on deciding the services that will be offered on site along with coordinated entry. Catholic Charities will operate the center. The proposed physical structure for the delivery of these services and functions is based on a conceptual design completed by Ratio Architects. The preliminary concept is that the County and City will be the primary funding sources for the acquisition and construction of the new Center.

2. Wake County Human Services' McKinney Team offers behavioral health support to persons who are mentally ill and homeless. Through a HUD grant, the team provides outreach, assessment, assistance with housing access and on-going support to maintain housing through medication management, therapy, and case management.

3. Wake County Human Services operates Cornerstone, which is a day shelter for persons who are homeless. Staff at Cornerstone provides case management, counseling services, food, showers, laundry services, employment services, mental health assessment, and medication management services. Cornerstone works with clients on progressive engagement and assists those who want to become housed to access housing, either through the Permanent Supportive housing program or other housing programs.

4. The S. Wilmington St. Center, a men's shelter run by Wake County Human Services offers emergency beds to men through a lottery system. Staff encourages men who use the lottery system to become part of the housing program at the shelter. If men decide to become part of the housing program, they are guaranteed to have a bed each night work toward permanent housing. The City contributes \$100,000 annually toward the operations of the shelter.

#### **How will the City of Raleigh address emergency shelter and transitional housing needs of homeless persons?**

1. The City of Raleigh, Wake County and the Partnership release a combined Request for Proposals to fund ESG-eligible activities, such as Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS. The RFP is for the Continuum of Care (CoC)-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined RFP process streamlines the application process for providers, the contracting and reimbursement process for funders and providers and enables the CoC to provide consistent services to consumers, working toward seamless safety net for households who are homeless and at-risk of becoming homeless. The City, County, and Partnership meet regularly and continue to work with grant recipients helping them adapt to this more coordinated approach.

2. There is a great need in the Raleigh/Wake Continuum of Care for additional shelter beds for single women. There are typically 5-10 women on a given night that are not sheltered, however, since we have seen a steady increase in the number of homeless, single women in our community, there is thought to be the need for an additional 25-30 beds. To address this need, Wake County Human Services and the City of Raleigh are considering combining additional shelter beds for women on the

same property as the proposed Oak City Center.

**How will the City of Raleigh address homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living?**

1. Last year, the City of Raleigh, Wake County and the Partnership formed a partnership for the funding of ESG-eligible activities. For the first time, the three entities released a combined Request for Proposals to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS. The RFP is for the CoC-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process streamlined the application process for providers, streamlined the contracting and reimbursement process for funders and providers and enabled the CoC to provide consistent services to consumers, working toward seamless safety net for households who are homeless and at-risk of becoming homeless. The City, County, and Partnership meet regularly and continue to work with grant recipients helping them adapt to this more coordinated approach. The goal is to create a seamless safety net for households who are homeless and at-risk of becoming homeless.
2. Shortening shelter stays: The combined funding now requires that all shelter providers have at least one MOU with a Rapid Re-Housing provider. It is anticipated that these purposeful connections will result in a decrease of the number of days of an average shelter stay. Rapid Re-Housing programs are expected to operate on a Housing First model, which should eventually result in shorter stays at shelters and decrease barriers for access into Rapid Re-Housing programs and permanent housing.
3. One of the three priorities of the City of Raleigh Consolidated Plan is “Enhance the Homeless to Shelter Continuum.” One of the ways expected to achieve this is through increasing the production of affordable and permanent supportive housing. Additional affordable and permanent supportive housing will make more units available to the overall population, but will make more units available to persons in rapid re-housing programs.

**How will the City of Raleigh help low-income individuals and families avoid becoming homeless?**

The combined Request for Proposals (RFP) discussed above has a strong focus on Homelessness Prevention. The RFP is for the CoC-wide distribution of City of Raleigh ESG entitlement funds, local Wake County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership.

In addition, the City of Raleigh works to prevent low-income individuals and families from becoming homeless in various ways. Efforts include:

- Providing CDBG-funded public service grants to nonprofits who provide services to homeless subpopulations.
- City support for Support Circles, managed by Catholic Charities
- City support for Passage Home, which works to find housing for ex-offenders and also has a program focus on homeless veterans.
- City grant funding for The Hope Center at Pullen which handles homelessness prevention for youth and young adults being discharged from foster care.

- Contracts with Homeless Prevention providers for funding and case management
- Wake County Housing Information Sessions
- Ready to Rent Sessions to teach people how to maintain tenancy
- Partnerships with community agencies that provide case management, budget counseling, employment training, and financial assistance to help households who are at risk of homelessness to avoid becoming homeless.

To help people avoid becoming homeless after being discharged from a publicly funded institution or system of care, Alliance Behavioral Healthcare assures that services are provided to persons who are being discharged from mental health care facilities.

## **Discussion**

The City of Raleigh, Wake County and the Partnership to Prevent and End Homelessness are working closely together to address homelessness in our community and region. The actions outlined above are designed to improve the movement of homeless citizens from shelter to stable, permanent housing; reduce the length of time individuals and families are homeless; create a communitywide coordinated intake / assessment process; establish a shared tool for establishing a communitywide list of prioritized persons for permanent supportive housing; and to reduce the average number of nights spent by anyone at a shelter before being housed.

## **Barriers to affordable housing**

The current Raleigh City Council has affordable housing as one of its top priorities included in its strategic plan. The City's Housing and Neighborhoods Department (H&N) completed an Affordable Housing Implementation Plan in 2015 which was adopted by City Council and the Plan will guide City's affordable housing investments through 2020, mostly using local housing funds.

## **Other Actions**

### **Actions planned to address obstacles to meeting underserved needs**

New housing programs being developed will be aimed at increasing outputs in units rehabilitated or built, primarily with City funding to be approved by City Council as part of the City's budget process in Spring 2016. Particular priority will be given in areas currently lacking affordable housing or in older neighborhoods within neighborhood revitalization strategy areas. A new Affordable Housing Implementation Plan was adopted in 2015 to guide these investments.

### **Actions planned to foster and maintain affordable housing**

New housing programs being developed will be aimed at increasing outputs in units rehabilitated or built, primarily with the City's housing bond funds and other forms of local funding to be discussed with City Council as part of the City's budget process in Spring 2016. Particular priority will be given in areas currently lacking affordable housing or in older neighborhoods within neighborhood revitalization strategy areas. A new Affordable Housing Implementation Plan was adopted in 2015 to guide these

investments.

#### **Actions planned to reduce lead-based paint hazards**

LBP remediation is an integral part of CD's rehab program. All rehabs of owner-occupied homes are tested for lead-based paint and any LBP found is appropriately remediated.

#### **Actions planned to reduce the number of poverty-level families**

The City is repurposing its Small Business and Technology Center to reach out to entrepreneurs in need of incubator space and technical assistance. Also the city hired a consultant to evaluate the economic development potential in one its poorest neighborhoods. A neighborhood revitalization strategy was developed using that information to help create job opportunities for nearby residents. Job fairs are being held within the College

#### **Actions planned to develop institutional structure**

Efforts have been taken to create efficiencies through collaboration between funding sources, such as the combined RFP for ESG funds (City, County, and CoC). Additional actions will include the development of the coordinated assessment and multiservice center for the homeless, which will include a partnership between the City, County, and CoC organization. These actions alone constitute a significant step forward in enhancing institutional structure for the improved delivery of services to the most vulnerable members of our community.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City is collaborating with the Partnership to End and Prevent Homelessness (local CoC) and Catholic Charities to build on the success of its Oak City Outreach Center (located on City land downtown) and Wake County to subsidize the building of a multi-purpose center to serve the homeless population (mostly through referrals to local social service agencies)). Likewise a collaborative effort was used for development of an AI for the City, County, Town of Cary, and both local housing authorities.

#### **Discussion**

The City of Raleigh has long-term partnerships with the Raleigh Housing Authority, Wake County, and most recently with the Partnership in addressing needs that do not stop at the municipal border. In the next three years the coordination will include significant investments in land, construction of a building, and (possibly) vans for transporting homeless persons to existing resources and operational support.

### **Program Specific Requirements**

The city uses HOME and CDBG for a variety of housing and community development social services. ESG is used for shelter operations, homelessness prevention, and rapid rehousing. This section shows information on program specific requirements for the Community Development Block Grant, HOME, and Emergency Solutions Grant (ESG).

### Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,268,272
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	127,962
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>1,396,234</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

### HOME Investment Partnership Program (HOME)

#### 1. A description of other forms of investment being used beyond:

The City of Raleigh uses HOME funds to assist existing owner-occupants with the rehabilitation of their homes, to finance the acquisition of homes for homebuyers by providing down payment and closing cost assistance and/or gap financing, and to assist developers with the acquisition, new construction, or rehabilitation of affordable rental housing. The City of Raleigh invests these HOME funds as interest- and non-interest bearing loans and deferred payment loans, both forgivable and non-forgivable.

#### 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities:

The City of Raleigh uses the recapture provision to secure long-term affordability. Under this mechanism, the City of Raleigh recaptures a portion of the direct subsidy if the HOME recipient sells the house within the 20-year loan term, which is 10 years beyond the required affordability period. The recipient's HOME direct subsidy is discounted (reduced) 25% on the fifth, tenth, and fifteenth anniversary of the Note and then forgiven in its entirety at 20 years. The City of Raleigh also has a

provision for excess proceeds and shared appreciation. Both provisions are outlined in the HOME agreement with the HOME recipient and in Deed Restrictions.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds?:**

The recipient of a direct HOME subsidy is required to execute a HOME written agreement, which explains the recapture provision as well as the excess proceeds and shared appreciation provision, prior to sale. Furthermore, deed restrictions that run with the land are recorded to enforce the provisions.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds:**

The City of Raleigh does not use HOME funds to refinance existing debt on a property.

### **Emergency Solutions Grant (ESG)**

**1. Include written standards for providing ESG assistance (may include as attachment)**

See Attachment "ESG Written Standards"

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The CoC is partnering with the City, the County, and Catholic Charities of the Diocese of Raleigh, to develop a communitywide coordinated entry system that will meet HUD requirements. County and City staff are actively involved in this effort. The system is currently under development via multiple targeted meetings that include:

1. Coordinating the RFP process for homeless services with ESG of the City, County, and CoC (NOFA funds).
2. Training of ESG and other homeless services providers in the use of the Vi-SPDAT as the primary entry/assessment tool to establish prioritization for permanent supportive housing
3. The incorporation of the Vi-SPDAT into HMIS, which all ESG subgrantees are required to use and all other service providers are strongly encouraged to use via regular biweekly meetings of all shelter providers
4. Regular biweekly meetings of all agencies providing rapid re-housing and/or prevention services to coordinate how issues are addressed in a consistent way across all agencies as they arise
5. A new staff position for the CoC has been filled, paid for in part by a HUD planning grant, to do data analysis and administrative support for the Executive Director and the CoC generally
6. Creating a formal partnership between the CoC, the City, the County, and Catholic Charities to develop the Oak City Center, a new center for coordinating intake processes, providing various homeless services, and providing weekend food distribution by dozens of volunteer groups.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The City of Raleigh, beginning two fiscal years ago, conducted a “Combined Request for Proposals (RFP)” with the County and CoC. This increases efficiency, reduces administrative burdens of nonprofits, and better coordinates homeless service delivery communitywide. Contracts were awarded as 2-year contracts, as noted in the RFP. For the providers that met performance metrics at the end of the first year, as specified in their contract, contracts were extended for the second year using new ESG allocations, which were distributed proportionally among the subgrantees based on their first year award.

A new combined RFP will be issued every two years. The second Combined RFP was issued at the end of 2016 for the period July 1, 2017—June 30, 2019.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The Raleigh/Wake Partnership to End and Prevent Homelessness (the Partnership) is the Continuum of Care organization in Wake County. The Partnership is a 501(c)3. The Partnership’s Bylaws reserve a few seats on the Board, one of which is for an individual who is currently or has in the past experienced homelessness. For the past two years, the seat has been held by Wilbur Davis, a formerly homeless gentleman currently living in Glenwood Towers, a Raleigh Housing Authority development for seniors. Mr. Davis is serving his second two-year term on the Board that began July 1, 2016.

**5. Describe performance standards for evaluating ESG.**

*For Rapid Re-Housing*

- Number/percentage of households re-housed
- Number/percentage of households maintaining stable housing for 12 month period.

*For Prevention*

- Number of households entered into the prevention program
- Number/percentage of households prevented from becoming homeless
- Percentage maintaining stable housing for 12 months

*For Shelter*

- Percentage of daily bed utilization
- Number placed in permanent housing who remain self-sufficient for at least six months



## Citizen Participation Comments

### Public Comments

Participation of the general public and public and private organizations was important to the development of this Action Plan. The meetings included two public hearings (December 1, 2015 and April 5, 2016), two public meetings (November 19, 2015 and March 22, 2016), and multiple meetings in the development of the City's first NRSA Plan. The Public Hearings were advertised in local newspapers at least 12-14 days in advance, as were the two public meetings. The City worked on gathering this input from its community development partners and information was shared among them. This input helped identify and prioritize community needs, develop strategies and actions, identify community resources and promote the coordination of resources. Representatives from public and private agencies affiliated with assisted housing, health services, social services, and services for the homeless were invited to individual and group meetings to obtain information from and provide input to the development of the Consolidated Plan on which the Action Plan is based.

The Citizen Participation Plan establishes the minimum amount of outreach CD will engage it, which includes a Public Hearing in the fall seeking input on community development and housing needs of the Raleigh community, particularly the needs of those with incomes less than 80 percent of the area median income (AMI). Another Public Hearing is held in the spring to get feedback on the draft Action Plan developed over the winter by City staff that incorporates citizen input and City administration priorities.

Additional meetings are routinely held and this year was no exception. There were six meetings held specifically for the Action Plan: two public hearings in the City Council Chambers, two open house format meetings at community centers, and two meetings at Citizen Advisory Council monthly meetings in low-income areas of the City.

Consultation / Public Outreach		
<i>Date</i>	<i>Outreach</i>	<i>Location</i>
November 19, 2015	Open House	Chavis Community Center
December 1, 2015	Public Hearing	Council Chambers
March 22, 2016	Open House	Tarboro Community Center
March 28, 2016	South Central CAC	Roberts Park Comm. Center
April 5, 2016	Public Hearing	Council Chambers
April 12, 2016	North Central CAC	Tarboro Community Center

Additional meetings were held this year to gather input from the College Park neighborhood about planned revitalization investments that will begin this calendar year and will impact the 2016-2017 Annual Action Plan. Plans include replacing and upgrading all water, sanitary sewer, and storm water systems in East College Park (ECP), the area bounded by Hill Street, Oakwood Avenue, Raleigh Blvd, and New Bern Avenue.

College Park Revitalization Meetings		
<i>Date</i>	<i>Outreach</i>	<i>Location</i>



October 6, 2015	Open house 11am—1pm	Washington Terrace Leasing Office
October 8, 2015	Open House 3—5pm	Tarboro Community Center
October 13, 2015	Open House 11am—1pm	Washington Terrace Leasing Office
October 15, 2015	Open House 3—5pm	Tarboro Community Center
October 20, 2015	Open House 6—7:30pm	Tarboro Community Center
March 3, 2016	ECP Open House Mapping Exercise 6—7:30pm	Tarboro Community Center
April 14, 2016	ECP Mapping Exercise	Tarboro Community Center
April 20, 2016	ECP Walking Tour	East College Park
April 27, 2016	ECP Mapping Exercise	Tarboro Community Center

At the November 19, 2015 Open House conducted to engage citizens about their housing and community development needs/comment of the City's past performance, the following comments were delivered:

#### Homelessness

- I am concerned about families with children living in hotels because they don't have money for security deposits. The hotel on Capital north of downtown was going to be shut down because it's unsanitary but when they came to close it down they discovered children living there so instead of making the families homeless, the City officials didn't close it. How can these families with children be helped?
- Need for opportunities for homeless to be informed of options, programs, agencies, to get proper residential & services so they can improve their lives & become productive citizens of this great city of Raleigh.
- Need for proper residential affordable housing for homeless so they can live & try to improve their lives.

#### Neighborhood Revitalization

Clean up the area in South Park Redevelopment Area along Branch Street and Bragg Street, including Brown Birch

At the December 1, 2015 public hearing there was only one citizen who commented and she limited her comments to concerns about the process and her perception that the City had shortened its public notification period (from 30 days to 14) for the public hearing (however, the City followed the adopted Citizen Participation Plan standard of 12-14 days).

Other comments are included as an Attachment to this Plan: the March 22, 2016 public meeting comments, April 5, 2016 public hearing comments, and a letter from Habitat for Humanity of Wake County.

**2016-2017 Draft Annual Action Plan Public Meeting, March 22, 2016  
Tarboro Community Center, 6:00—8:00pm (25 persons in attendance)**

- It was my understanding that this meeting was going to be specifically about East College Park; that we would be looking at the proposed development ideas block by block with the price points of each for sale house and rent for apartments shown
- Why don't you just rehab houses instead of tearing them down? Tearing down makes a neighborhood weaker, not stronger.
- I would challenge the City to study what went wrong with the way East College Park was addressed—identifying so many houses as blighted and demolishing so many, rather than making an effort to preserve some of the history of the neighborhood—so the same problem isn't repeated in South Park. Would like to see how we can preserve some of these houses.
- It is important to preserve the fabric of a neighborhood
- The new homes that will be built won't be affordable and they won't be as strong as the old homes; the older homes may have been a little run down but they were built to withstand harsh weather; these new homes can't hold up against any kind of weather; I help build homes with Habitat, I know what's behind the walls and they ain't nothing
- At Cooke Street, it was promised that the people who were moved out would have the chance to move back but that didn't happen; with all respect, all your pretty words are fine but it doesn't mean anything unless you put it in writing; you need to put it in writing
- (One man in the audience addressing the others in attendance) We keep asking the City to take notes and they keep saying they'll record what we want but you say you don't trust the City. Why don't we get together and put down on paper our thoughts about development and College Park, what we think should happen, then hand deliver it to them and see if they include it in the plan they're putting together? Then we'll have a document we can refer to and give to City Council, too.
- You need to respect people, be sensitive, not just displace people
- Don't displace a whole group of people and make them homeless. People are tired of that.
- Fresh pipes for all. Not just the eastern part of East College Park. All of the College Park neighborhood.
- Sidewalks are good, everybody likes sidewalks but what about replacing the infrastructure for ALL of College Park, not just the part that will benefit the new homes?
- Mailers for meetings need to go out earlier. Not enough notice.
- Goal should be homeowners; encourage homeownership.
- Is this meeting connected to the May 13th date when this plan needs to go to HUD?
- Could you ask a City Councilman to come to the next meeting? They can take notes too.
- When I look at this plan, I see some heavy spending in College Park.
- What will the range of home cost be? You said you have sold homes for \$125,000. Where was that?
- There are 10 homes that have been built right around me on Idlewild and not one of the buyers is black; they are all white and they don't interact with me – not even a hand wave, except one of them whose house I watch while her husband's in India.
- How do you reach out to potential black homebuyers?
- Maybe you could have an open house and let the CACs know about it and the churches and be persistent in finding new buyers who are black.

- “They” (never clearly described who “they” are) are buying homes cheap, fixing them up some, then selling them at much more expensive prices, pricing the people around out
- If average income is \$13,000 and you are building \$170,000-\$200,000 homes ...residents are on a certain type of income. Told that properties would be a certain kind of income. How will this help the community when you build expensive homes? If loans are used you will pay a lot of interest on home with a loan.
- In this neighborhood there would be 10-12 children raised in these homes. I kind of feel, in essence, we are taking joy out of children’s lives [of the possible creation of homes that are not single-family detached] without a yard.
- Prices for homes should be low enough for people to move back in and can afford them.
- Property was purchased by the City “on the cheap.”
- How do you know that an investor won’t be the one buying your lots, saying they’ll build affordable but then pull one over on you and build a big house and sell it for a lot of money?
- Do you work with any black or women builders?
- Could the homes that are left in College Park be considered historic and preserved? We should get some recognition of what we gave to the United States of America in World War I and World War II and Vietnam. People from this neighborhood were drafted and some lost their lives. Would like the neighborhood to get historic designation but will be harder when houses have been torn down.
- You all are wiping away the footprints we left here; all we’re asking for is to be given our fair share. The way you’re going, people won’t even know we existed
- The 1st time homebuyers here are all white and they’re not very neighborly.
- We need to do something to keep young people off the streets. Why don’t you fund a youth program that teaches how to create a historic district and that teaches about home ownership and how to become a framer or brick mason or another trade
- In the past, this neighborhood produced some of the people who helped build Raleigh. Why couldn’t that be the case again?
- What about job training in building houses and not just the infrastructure part? Could that be included in the job training?
- Find a youth program to teach homeownership, do research on the area, or learn to do masonry and work with their hands to get them off the street.
- Need understanding of what impact redevelopment is having on existing communities and residents.
- There are rising housing costs due to redevelopment
- Need understanding of impact of residents being displaced and not being able to return to communities after redevelopment because (1) income can’t support new housing cost; (2) credit and rental history prevents approval of application to rent.
- Need to provide information on homeownership programs and programs that may subsidize mortgages. This includes the City’s First Time Homebuyer’s Program.
- Need to understand how redevelopment will impact the College Park area.
- Need understanding and appreciation of the historical value of existing neighborhoods.

**2016-2017 Draft Annual Action Plan South Central Citizens Advisory Council Meeting, March 28, 2016  
Community Center, 7:00 pm (15 persons in attendance)**

- Affordable Housing Improvement Plan and Housing Location Policy - Who was it presented to?
- Who were the stakeholders that it was presented to?

- [Affordable Housing development] has de-emphasized family that makes \$30,000/minimum wage earners- that can only afford around \$650 rent to keep housing expenses under 30% of their income
- They have few options for housing for people like this
- City has been focusing on family that makes \$60,000
- [City] has turned its back on family that spends 50-60% of income on housing
- What are we doing for the working poor?
- What [developments or organizations] was [the City] funding last funding round?
- How can we [South Central CAC] as a community group give guidance if we don't know the numbers?
- Why do we put public money into it [affordable housing development] when people at lowest end aren't being served?
- Do we not have a vehicle in place currently that will serve [households that make] 30% or less?
- Where does the market pick up? At 60% [Area Median Income]? Why should the public funds fund around 60% [AMI]? The private sector should take care of that. Need to house the family that really needs housing.
- Where do we plan to [re]locate people that have lived in SE Raleigh [to be able to live in the area again]?
- The drugs and crime came from other areas- were brought in- to give an excuse to create a redevelopment area.
- Have the city and the country decided that we are not going to emphasize the families that make the least amount of money?
- We have to have people who do the minimum wage jobs
- Why don't we have housing for them?
- We weren't the stakeholders [for the Affordable Housing Improvement Plan and Housing Location Policy]. They were the housing producers.
- This is something to address to City Council
- To get subsidies you should have to develop for 30% [AMI]
- They have few options for housing for people like this
- Affordable Housing Improvement Plan and Housing Location Policy
- Who was it presented to?
- Who were the stakeholders that it was presented to?
- [Affordable Housing development] has de-emphasized family that makes \$30,000/minimum wage earners- that can only afford around \$650 rent to keep housing expenses under 30% of their income
- They have few options for housing for people like this
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- Why don't we have housing for them?
- We weren't the stakeholders [for the Affordable Housing Improvement Plan and Housing Location Policy]. They were the housing producers.
- This is something to address to City Council
- To get subsidies you should have to develop for 30% [AMI]

**Excerpt from April 5, 2016 Raleigh City Council Minutes:**

**Public Hearing on the Draft 2016-2017 Action Plan**

The City Council of the City of Raleigh met in a regular reconvened at 7:00 p.m. on Tuesday, April 5, 2016 in the City Council Chamber, Room 201 of the Raleigh Municipal Building, Avery C. Upchurch Government Complex, 222 W. Hargett Street, Raleigh, North Carolina, with all Council members present.

Mayor McFarlane called the meeting to order and the following items were discussed with action taken as shown.

. . .

**MATTERS SCHEDULED FOR PUBLIC HEARING**

**ANNUAL ACTION PLAN – U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT – HEARING –  
COMMENTS RECEIVED – REFERRED TO HOUSING AND NEIGHBORHOODS DEPARTMENT**

This is a hearing to provide citizens with the opportunity to express views on the draft 2016-17 Annual Action Plan for addressing housing and community development needs and priority non-housing community needs in the City. The hearing is required by the U.S. Department of Housing and Urban Development (HUD) as a part of the preparation of the annual action plan governing the use of federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funding for fiscal year 2017.

Following the hearing, comments should be referred to the Housing and Neighborhoods Department for consideration of inclusion in the application.

Shawn McNamara, Housing and Neighborhoods Department, pointed out this is year two of the five year period covered by the City's 2016-2020 Consolidated Plan of Housing and Community Development. He pointed out the action plan describes three formula grants provided by the US Department of Housing and Urban Development that will total over \$4M for cost of providing affordable housing and improving neighborhoods. The grants include Community Development Block Grant (CDBG), HOME Investment Partnership; Emergency Solutions Grant (ESG) and local funding is included in the plan. He stated the plan priorities match those in the affordable housing improvement plan and City's strategic plan which includes increase the supply of affordable housing, enhance the homeless to housing continuum, revitalized neighborhoods (College Park and South Park). He stated the programs funded include apartment development loans, housing rehab loans, homeownership second mortgages, grants to nonprofits addressing homelessness, neighborhood revitalization, etc.

Ms. Baldwin questioned if the plan covers offering grants to nonprofits to allow putting people who cannot afford housing into hotels on a temporary basis with Mr. McNamara pointing out that is included in the Emergency Solutions Grant.

Mr. McNamara stated HUD requires two public hearings, one was held December 1, 2015 and tonight's hearing is on the draft plan. There will be a 30-day public comment period March 22 through April 22 and hopefully the City Council will adopt a final action plan on May 3, 2016 for delivery to HUD by mid-May or 45 days prior to the beginning of the fiscal year.

Council Member Branch questioned how many comments were received during the 30-day comment period with Mr. McNamara indicating none were directed to the department yet. He stated however a couple of weeks ago he participated at the South Central CAC meeting at Roberts Park and there were comments there and they have been incorporated into the draft. He stated Central CAC turned down their request to be on the agenda. He stated they will accept comments by email, telephone call, whatever. The Mayor opened the hearing.

Octavia Rainey, 1516 East Lane Street, talked about the Analysis of Implements which is a requirement for an action plan. She talked about affordable housing and civil rights, the 1989 Analysis of Impediments as well as the 2007 AI. She stated affordable housing is not a civil rights issue. She stated the analysis talked about citizen involvement and referred to page 190 but that doesn't happen. She stated she sees no where anything about a citizen participation plan and she is concerned about the 10 day and 30 day public notice not being followed. She stated an open house should provide for an educational process, and talked about the 2006 SE Raleigh Economic Competitiveness Study that was developed by Dr. James Johnson. She feels we should ask him to come back and update the document and expressed concern that no one connects with the document.

The resident at 1112 Oakwood Avenue pointed out she lives in the redevelopment area and 1112 Oakwood Avenue is the home of her parents. She pointed out the house is old and needs a lot of work, talked about city inspectors visiting the home, citing things and every time they come back there are different things that she has to take care of. She stated she is not aware of the programs that the City will help, the inspectors hasn't told her anything, she looked into Resources for Seniors to try to get help but that is not working. The speaker was referred to Shawn McNamara.

Judith Lewis, 1111 South Person Street, talked about mental health and substance abuse and pointed out a lot of the HUD programs are for housing and substance abuse. She talked about housing for the homeless and pointed out every year the Raleigh Housing Authority gives out over a 1,000 Section 8 certificates but only about 100 homes were found. She questioned why the City of Raleigh could not take the money and do more affordable housing. She talked about people who work and are living in houses that landlords will not take care of. She talked about taking some of this money and the City of Raleigh do the projects. She asked the Council to look into this situation and help these people who have nowhere to live or cannot get their property fixed.

Laura Gaines, a high school student in Raleigh, talked about the Alliance for Climate Education which is a group that amplifies her voice in a fight against environmental degradation and climate injustice. She stated there were other high school Action Fellows who are with her and pointed out they represent a network of 1,000 of high school students from across the state who care passionately about climate justice and working together to advocate for climate solutions needed. She talked about her passion for

protecting the world, the health of our forest, coast, rivers, etc. She stated as Raleigh develops and grows, it is crucial that we adopt environmental responsible practices that advance the health of the citizens and increase the wealth of those who have the least. She stated Raleigh is a wonderful place to live, its growing fast but this growth has not benefited everyone. In fact it has made things worse for people who are already struggling to make ends meet pointing out the poverty rate has increased 5% during that period and now approximately 16.5 percent of Raleigh's residents live below the poverty level. She stated the revitalization of our city should benefit rather than displace families. The growth and development being experienced in Raleigh represents an opportunity to consider a problem that threatens our planet. She stated climate change driven by relentless consumption of fossil fuels threatens our coastal communities with rising sea levels, jeopardizes the security of our agricultural systems and destabilizes global weather patterns. She stated we have the opportunity to work against climate change while promoting the welfare of Raleigh citizens and she is before the Council today to urge the City to create a comprehensive development plan that prioritizes energy efficiency and renewal energy while we are rejecting the expansion of natural gas and any other fossil fuel infrastructure. She stated building new energy efficiency homes and retrofitting old homes can generate good green jobs for people who need them most. At the same time we would be using fewer fossil fuels for heating and cooling which lowers energy costs and reduces our carbon footprint. No one else asked to be heard thus the hearing was closed and the comments referred to the Housing and Neighborhoods Department for consideration of inclusion in the application.





# Habitat for Humanity® of Wake County

Kevin Campbell  
President/CEO

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Shop at the ReStore for new

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Proceeds support Habitat.

Mr. Shawn McNamara,

Community Development Department

City of Raleigh, 310 W. Martin St.

Raleigh, NC 27601

## CITY OF RALEIGH | 2016-17 DRAFT ANNUAL ACTION PLAN COMMENTS

The plan and City staff are to be commended for recognizing the growing need for affordable housing in Raleigh and for directing additional resources to address it. The overall plan is very sound with numerous proven activities to preserve and increase the City's affordable housing stock. The City partners well across a wide spectrum of affordable housing organizations—both for profit and non-profit. The geographic concentrations in the plan are apt and provides much needed focus on two particular areas of great need—College Park and South Park. Additional local funds add substantial leverage to the federal funds provided by HUD. Those funds are both greatly needed and welcome.

The City of Raleigh finds itself in a time of substantial prosperity and growth. With this prosperity and growth comes the market mechanics of supply and demand that is placing extreme pressure on the affordability of housing. Adding additional local funds to the overall mix is the smart and right thing to do to ensure that the prosperity that is being experienced extends to all citizens and not just a few.

Homeownership activities not only provide affordable housing, but are also the most practical vehicle to cause wealth building in the low income community. Multi-family rental housing is no doubt needed in a substantial way, but the comprehensive benefits of homeownership should be taken into greater consideration. The plan could be enhanced by a shift in favor of homeownership opportunities for the 30-50% AMI population. With historically low interest rates continuing at least for the near term, public fund investment in homeownership should be a greater priority for investment.

In addition to the housing units themselves, the communities in which these homes are located benefit from increased stability of residents and greater community engagement that is typically found with property owners. The entire city and region benefits from the building of wealth in an income range where wealth building opportunities are almost non-existent.

This plan and concurrent discussions with City Council are on the right track toward making a difference in housing affordability at a critical time. Thanks to Council and staff for putting together a sound and thoughtful plan.

Sincerely,

Mr. Kevin Campbell,

President and CEO

2420 North Raleigh Blvd.  
Raleigh, NC 27604-2235  
[www.habitatwake.org](http://www.habitatwake.org)

TOGETHER, WE BUILD.

## Emergency Solutions Grant- Written Standards

*Raleigh Wake Partnership to End and Prevent Homelessness*



### *DRAFT Written Standards/Procedures for Providing Emergency Solutions Grant (ESG) Assistance*

#### **Overview**

The Written Standards Work Group formed as an extension of the Homeless Services System (HSS) monthly meetings. The HSS meetings are comprised of agencies providing housing and homeless services in Wake County. The Work Group is comprised of agency representatives within the Wake housing continuum. The CoC, in conjunction with the Written Standards Work Group, took the existing written standards submitted for funding in 2016 and worked to update those standards. The Work Group met for 2 hours on 4 separate occasions to date, we are currently in the process of a community lead comment period where agencies and agency representatives that did not participate in the work group may comment and make suggestions to improve the standards. The final written standards will be voted on by the Board of Directors of the Raleigh Wake Partnership to End and Prevent Homelessness.

**Attachment A**

***Conflict of Interest Policy for ESG Application***

Any individual who has an interest in an agency applying for ESG funds has a conflict of interest and should not participate in the decision-making process to determine Wake CoC funding recommendations.

Any individual with a conflict of interest cannot vote on funding decisions or participate in discussions about how the Wake CoC will allocate funding for the current fiscal year. When people with conflicts of interest recuse themselves or abstain from voting due to conflict of interest, these recusals and/or abstentions should be reflected in Board or Agency Director meeting minutes.

People with conflicts of interest are not prohibited from participating in discussions about general the Wake CoC funding priorities, making a presentation about or answering questions about their project applications, or participating in completing the ESG Regional Application.

## **Attachment B**

### ***Appeals***

The Wake CoC will conduct the ESG application process with a high degree of professionalism and transparency so that local agencies are able to participate in the process as they wish and are able to clearly understand the local process.

If an agency would like to appeal a decision made by the Wake CoC the agency must submit a written grievance to the Wake CoC Board Chair, on agency letterhead within 10 days of the decision, stating:

- A detailed account of the grievance
- Why/how the agency believes the Wake CoC was in error
- Proposed solution(s)

The Board Chair or another designated member of the Board must reply to any grievance within 3 days, stating:

- Confirmation of receipt of grievance
- Details of the next steps regarding the appeal for both the agency and the Wake CoC
- A timeline with deadlines and/or meeting dates
- Wake CoC Board and State ESG Office staff will be carbon copied (cc) on this and any further correspondence regarding appeals.

The Wake CoC Board will identify a group (either a sub-group of the Board of Directors or an at-large Committee) to hear appeals and to determine a decision.

Within 15 days of receipt of a grievance, the group will respond in writing with:

- A summary of the grievance
- A recap of activities since the grievance was filed
- The decision of the Wake CoC Board of Directors
- If needed, any further steps or actions to be taken by the agency or Board, including a timeline with dates.

## **Attachment C**

### ***Emergency Shelter***

Emergency Shelters will provide safe, temporary housing options that meet participants needs in accordance with the guidelines set by the Department of Housing and Urban Development (HUD). All Shelters in Raleigh/Wake will be low barrier where from the time of admission into the shelter, all are made aware of the goal to have them achieve housing as quickly as possible.

Purpose: Emergency Shelters temporary shelter for individuals and families in need of emergency housing. The community strives to provide permanent housing within 30 days for individuals and families residing in an emergency shelter through the use of the Housing First Model.

In a Housing First environment Emergency Shelters are focused on ending homelessness for the households they serve and in the community. Shelters should be safe, non-judgmental environments where from the time of admission into the shelter, all residents are made aware of the goal to have them achieve housing as quickly as possible. The individual or family should be encouraged to access community-based mainstream resources or their natural supports to help move them out of the shelter and into housing.

*\* Noting that Domestic Violence Shelters have certain legal obligations to follow.*

### ***Community Process:***

Shelters that receive ESG funds participate in the coordinated intake process that is intended to provide immediate referrals to service(s) needed. Shelters that receive ESG funds will also be required to participate in the coordinated entry/assessment pilot that will designed to move people who are homeless to permanent housing through:

- Collaborative Partners: As part of the Combined Funding RFP all Shelters are required to have memorandums of agreement or understanding with at least one rapid rehousing service agency to more swiftly move persons into housing as quickly as possible.
- Diversion: For those households that have another safe option for housing for the night besides shelter, the system will assist the households to return to those options rather than entering the homeless system. National data show that diversion programs reduce entries into homelessness.
- Streamlining referral process: The coordinated assessment system coordinates referrals to permanent housing programs so that people will receive program referrals that fit a program's eligibility criteria and are appropriate to the need of the household. This system also reduces the time spent by households in seeking assistance from community programs.

*Raleigh Wake Partnership to End and Prevent Homelessness*

- Connecting programs: Coordinated assessment systemizes coordination efforts so that shelters are partnering with permanent housing programs on the local level. Policy
- Tracking system outcomes: HMIS reports will be generated by Shelters on a monthly or quarterly basis that indicates the number of people entering shelter, emergency services, and permanent housing. The Homeless Service System Work Group and CoC staff will examine these reports to identify system gaps and redirect resources accordingly in order to quickly move households into permanent housing.

***Shelter Procedures:***

1. Starting in 2017, all Shelters will participate in the Continuum of Care's (COC's) coordinated entry process \*Not applicable to those fleeing domestic violence.
2. Those individuals and families who cannot be diverted are prioritized for Shelter beds \* not applicable for those fleeing domestic violence.
3. Within one week of entry into the Shelter, staff will complete the VI-SPDAT/VI-SPDATF with the individual or family. The scores will be recorded in HMIS.
4. Upon completion of the VI-SPDAT or VI-SPDATF if score recommends, a release of information will be completed for the individual and/or family. Shelter staff will submit a referral along with a copy of the assessment and release of information to a permanent housing provider.

**Emergency Shelter - Prioritization**

Emergency Shelters play a critical role in a crisis response system. The goal is to assist persons through their housing crisis by assessing their needs and providing appropriate services while providing a safe place to stay that is low barrier and permanent housing focused.

**Prioritization Criteria:**

1. Emergency Solutions Grant funded Shelters must participate in Coordinated Entry. All persons that are literally homeless will be assessed using the VI-SPDAT or the VI-SPDATF and be placed on a community-wide prioritization list.
2. Priority is given to individuals and families who are first time guests, youth ages 18-24, chronically homeless and/or veterans.
3. Lottery system is used if there are more guests than beds available.

## **Attachments D1-3**

### ***Rapid Re-Housing Prioritization***

Clients are prioritized to receive rapid re-housing financial assistance and services using the community coordinated entry and assessment process, available rapid re-housing financial assistance is provided to eligible households who are literally homeless, living in shelter or a place not meant for human habitation.

As part of the Coordinated Entry pilot, clients within the shelter system will be screened using the VI-SPDAT assessment and a referral will be made from a partnering Shelter.

Clients are not required to have income, participate in treatment, practice sobriety or be "housing ready" in any way as a program prerequisite. Clients will be fully involved in housing location based on availability, affordability and landlord approval.

Clients determine the frequency, type and duration of supports within the general program expectations. Clients can refuse services at any time. Termination should be limited to the most severe cases. Programs will exercise sound judgment and examine all extenuating circumstances when determining if violations warrant program termination. The CoC will establish protocols to close a client's file, following all applicable laws.

### **Rent & Utility Standards**

Clients pay 30% of their net income for rent and utilities unless there are other factors determined by case managers.

Assistance is based in providing "the least amount of assistance for the least amount of time" while providing enough initial support to be reasonably sure that the client is stably housed. Agencies are encouraged to be highly flexible and look at each household's particular needs when determining an individualized plan that will include the amount of financial subsidies and services. Since agencies are required to serve those with higher needs before those with lower needs, it is expected that some households will not have income at program entry. Agencies are expected to offer assistance with the goal of providing "the lightest touch possible" while also meeting clients where they are and ensuring a long-term positive exit to permanent housing. Given all of this, agencies must be highly flexible and there should not be a standard percentage of rent clients are to pay.

The maximum number of months a program participant will be provided rental assistance is 12-24 months in accordance with ESG regulations. Ongoing evaluation will determine continued need for assistance.

### **Permanent Supportive Housing**

All recipients of Continuum of Care (CoC) Permanent Supportive Housing (PSH) are required to follow these written standards required by their grant agreement.

**Purpose:** These written standards reflect the new definition of chronically homeless as



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amended by the Final Rule on Defining “Chronically Homeless” (herein referred to as the Definition of Chronically Homeless final rule) and updates the orders of priority that were established under the prior Notice. CoCs that previously adopted the orders of priority established in Notice CPD-14-012, which CPD-16-11 supersedes.

PSH must be targeted to serve chronic homeless persons with the highest needs and greatest barriers toward obtaining and maintaining housing.

### **Goals of the Orders of Priority**

The overarching goal of this Notice is to ensure that those individuals and families who have spent the longest time in places not meant for human habitation, in emergency shelters, or in safe havens and who have the most severe service needs within a community are prioritized for PSH. These written standards revises the orders of priority related to how persons should be selected for PSH as previously established in Notice CPD-14-012 to reflect the changes to the definition of chronically homeless as defined in the Definition of Chronically Homeless final rule.

Two goals achieved through these standards:

1. Establish a recommended order of priority for dedicated and prioritized PSH that ensure persons with the longest histories residing in places not meant for human habitation, in emergency shelters, and in safe havens and with the most severe service needs are given first priority.
2. Establish a recommended order of priority for PSH that is not dedicated or prioritized for chronic homelessness in order to ensure that those persons who do not yet meet the definition of chronic homelessness but have the longest histories of homelessness and the most severe service needs, and are therefore the most at risk of becoming chronically homeless, are prioritized.

### **Key Terms:**

Housing-First is a model of housing assistance that prioritizes rapid placement and stabilization in permanent housing that does not have service participation requirements or preconditions for entry (such as sobriety or a minimum income threshold). HUD encourages all recipients of CoC Program-funded PSH to follow a Housing First approach to the maximum extent practicable.

“Chronically Homeless” is defined in the Chronically Homeless Final rule as:

- (a) A “homeless individual with a disability,” as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who:



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- i. Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
- ii. Has been homeless and living as described in paragraph (a)(i) continuously for at least 12 months or on at least four separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (a)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering an institutional care facility;

(b) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (a) of this definition, before entering the facility;

(c) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (a) or (b) of this definition (as described in Section I.D.2(a) of this Notice), including a family whose composition has fluctuated while the head of household has been homeless.

**Severity of Service Needs refers to persons who have been identified as having the most severe service needs.**

- (a) For the purposes of this Notice, this means an individual for whom at least one of the following is true:
  - i. History of high utilization of crisis services, which include but are not limited to, emergency rooms, jails, and psychiatric facilities; and/or
  - ii. Significant health or behavioral health challenges, substance use disorders, or functional impairments that require a significant level of support in order to maintain permanent housing.
  - iii. For youth and victims of domestic violence, high risk of continued trauma or high risk of harm or exposure to very dangerous living situations.
  - iv. When applicable CoCs and recipients of CoC Program-funded PSH may use an

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alternate criteria used by Medicaid departments to identify high- need, high cost beneficiaries.

- (b) Severe service needs as defined in paragraphs i-iv above should be identified and verified through data-driven methods such as an administrative data match or through the use of a standardized assessment tool and process and should be documented in a program participant's case file. The determination must not be based on a specific diagnosis or disability type, but only on the severity of needs of the individual. The determination cannot be made based on any factors that would result in a violation of any nondiscrimination and equal opportunity requirements, see 24 C.F.R. § 5.105(a).

**I. Dedication and Prioritization of Permanent Supportive Housing Strategies to Increase Number of PSH Beds Available for Chronically Homeless Persons**

**A. Increase the number of CoC Program-funded PSH beds that are dedicated to persons experiencing chronic homelessness.**

Dedicated PSH beds are those that are required through the project's grant agreement to only be used to house persons experiencing chronic homelessness unless there are no persons within the NC505 geographic area that meet that criteria. If there is no persons within the NC507 geographic area that meet the definition of chronically homeless at a point in which a dedicated PSH bed is vacant, the recipient may then follow the order of priority for non- dedicated PSH established in these standards. However, that bed will continue to be a dedicated bed so when it becomes vacant, again it must be used to house a chronically homeless person unless there are still no persons who meet that criterion within the NC507 geographic area at that time. These PSH beds are also reported as on the NC507 Housing Inventory Count (HIC).

**B. Prioritize non-dedicated PSH beds for use by persons experiencing chronic homelessness.**

Prioritization means implementing an admissions preference for chronically homeless persons for CoC Program-funded PSH beds. During the CoC Program competition project applicants for CoC Program-funded PSH indicate the number of non-dedicated beds that will be prioritized for use by persons experiencing chronic homelessness during the operating year of that grant, when awarded. Projects are then required to prioritize chronically homeless persons in their non-dedicated CoC Program-funded PSH beds for the applicable operating year as the project application is incorporated into the grant agreement.

All recipients of non-dedicated CoC Program-funded PSH are encouraged to prioritize the chronically homeless as beds become vacant to the maximum extent practicable, until there are no persons within the NC507 geographic area who meet those criteria. The total number of non-dedicated beds designated as being prioritized for the

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chronically homeless may be increased at any time during the operating year and may occur without an amendment to the grant agreement.

**V. Order of Priority in CoC Program-funded Permanent Supportive Housing**

**A. Prioritizing Chronically Homeless Persons in CoC Program-funded Permanent Supportive Housing Beds Dedicated or Prioritized for Occupancy by Persons Experiencing Chronic Homelessness**

1. These written standards include an order of priority for CoC Program-funded PSH that is dedicated or prioritized for persons experiencing chronic homelessness that is based on the length of time in which an individual or family has resided in a place not meant for human habitation, a safe haven, or an emergency shelter and the severity of the individual's or family's service needs. Recipients of CoC Program-funded PSH that is dedicated or prioritized for persons experiencing chronic homelessness are required to follow this order of priority when selecting participants for housing, in a manner consistent with their current grant agreement.
2. Where there are no chronically homeless individuals and families within the NC507 geographic area recipients of CoC Program-funded PSH will follow the order of priority in these standards.
3. Recipients of CoC Program-funded PSH will follow the order of priority above while also considering the NC507 goals and any identified target populations served by the project. For example, a CoC Program-funded PSH project that is permitted to target homeless persons with a serious mental illness should follow the order of priority to the extent in which persons with serious mental illness meet the criteria. If there were no persons with a serious mental illness that also met the criteria of chronically homeless within the NC507 geographic area, the recipient should follow the order of priority under Section III.B for persons with a serious mental illness.
4. Recipients must exercise due diligence when conducting outreach and assessment to ensure that chronically homeless individuals and families are prioritized for assistance based on their total length of time homeless and/or the severity of their needs. Persons—particularly those living on the streets or in places not meant for human habitation—might require significant engagement and contacts prior to their entering housing and recipients of CoC Program-funded PSH are not required to allow units to remain vacant indefinitely while waiting for an identified chronically homeless person to accept an offer of PSH. CoC Program-funded PSH providers are encouraged to follow a Housing First approach to the maximum extent practicable. Therefore, a person experiencing chronic homelessness should not be forced to refuse an offer of PSH if they do not want

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to participate in the project's services, nor should a PSH project have eligibility criteria or preconditions to entry that systematically exclude those with severe service needs. Street outreach providers should continue to make attempts to engage those persons that have been resistant to accepting an offer of PSH and where the CoC has adopted these orders of priority into their written standards, these chronically homeless persons must continue to be prioritized for PSH until they are housed.

**B. Prioritizing Chronically Homeless Persons in CoC Program-funded Permanent Supportive Housing Beds Not Dedicated or Not Prioritized for Occupancy by Persons Experiencing Chronic Homelessness**

1. CoC Program-funded PSH that are not dedicated or prioritized for the chronically homeless would be required to follow this order of priority when selecting participants for housing, in a manner consistent with their current grant agreement.

**(a) First Priority—Homeless Individuals and Families with a Disability with Long Periods of Episodic Homelessness and Severe Service Needs**

An individual or family that is eligible for CoC Program-funded PSH who has experienced fewer than four occasions where they have been living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter but where the cumulative time homeless is at least 12 months and has been identified as having severe service needs.

**(b) Second Priority—Homeless Individuals and Families with a Disability with Severe Service Need**

An individual or family that is eligible for CoC Program-funded PSH who is residing in a place not meant for human habitation, a safe haven, or in an emergency shelter and has been identified as having severe service needs. The length of time in which households have been homeless should also be considered when prioritizing households that meet this order of priority, but there is not a minimum length of time required.

**(c) Third Priority—Homeless Individuals and Families with a Disability Coming from Places Not Meant for Human Habitation, Safe Haven, or Emergency Shelter Without Severe Service Needs.**

An individual or family that is eligible for CoC Program-funded PSH who is residing in a place not meant for human habitation, a safe haven, or an emergency shelter where the individual or family has not been identified as having severe service needs. The length of time in which households have been homeless should be considered when prioritizing households that meet

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this order of priority, but there is not a minimum length of time required.

(d) Fourth Priority—Homeless Individuals and Families with a Disability Coming from Transitional Housing.

An individual or family that is eligible for CoC Program-funded PSH who is currently residing in a transitional housing project, where prior to residing in the transitional housing had lived in a place not meant for human habitation, in an emergency shelter, or safe haven. This priority also includes individuals and families residing in transitional housing who were fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking and prior to residing in that transitional housing project even if they did not live in a place not meant for human habitation, an emergency shelter, or a safe haven prior to entry in the transitional housing.

2. Recipients of CoC Program-funded PSH should follow the order of priority above, as adopted by the CoC, while also considering the goals and any identified target populations served by the project. For example, non-dedicated or non-prioritized CoC Program-funded PSH that is permitted to target youth experiencing homelessness should follow the order of priority under Section III.B.1. to the extent in which youth meet the stated criteria.
3. Recipients must exercise due diligence when conducting outreach and assessment to ensure that persons are prioritized for assistance based on their length of time homeless and the severity of their needs following the order of priority as adopted by the CoC. Some persons—particularly those living on the streets or in places not meant for human habitation—might require significant engagement and contacts prior to their entering housing and recipients are not required to keep units vacant indefinitely while waiting for an identified eligible individual or family to accept an offer of PSH. Recipients of CoC Program-funded PSH will follow a Housing First approach to the maximum extent practicable. Street outreach providers should continue to make attempts to engage those persons that have been resistant to accepting an offer of PSH and these individuals and families must continue to be prioritized until they are housed.

**VI. Using Coordinated Entry and a Standardized Assessment Process to Determine Eligibility and Establish a Prioritized Waiting List**

**A. Coordinated Entry Requirement**

Provisions at 24 CFR 578.7(a)(8) requires each CoC to establish and operate either a centralized or coordinated assessment system that provides an initial,

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comprehensive assessment of the needs of individuals and families for housing and services. These written standards incorporate a coordinated entry process to ensure there is a single prioritized list for all CoC Program-funded PSH within NC507.

### **B. Written Standards for Creation of a Single Prioritized List for PSH**

All CoC Program-funded PSH will accept referrals only through a single prioritized list that is created through the NC507 coordinated entry process and informed by the CoC's street outreach and other administrative data systems. Adoption of this referral process into the NC507 policies and procedures for coordinated entry will further ensure that CoC Program-funded PSH is being used most effectively. The single prioritized list should be updated frequently to reflect the most up-to-date and real-time data as possible.

### **C. Standardized Assessment Tool Requirement**

Agencies must utilize the standardized assessment tool and referral requirements in accordance with 24 CFR 578.3 and these written standards.

### **D. Nondiscrimination Requirements**

Recipients of CoC Program-funded PSH must continue to comply with the nondiscrimination provisions of Federal civil rights laws, including, but not limited to, the Fair Housing Act, Section 504 of the Rehabilitation Act, Title VI of the Civil Rights Act, and Titles II or III of the Americans with Disabilities Act, as applicable. See 24 C.F.R. § 5.105(a).

## **VII. Recordkeeping Recommendations the Orders of Priority**

Documentation requirements are outlined in 24 CFR 578.103(a)(4) for all recipients of dedicated and non-dedicated CoC Program-funded PSH for determining whether or not an individual or family is chronically homeless for the purposes of eligibility. In addition to those requirements, recipients of CoC Program-funded PSH will maintain evidence of implementing these priorities. Evidence of following these orders of priority may be demonstrated by:

- A. Evidence of Severe Service Needs.** Evidence of severe service needs is that by which the recipient is able to determine the severity of needs as defined using data-driven methods such as an administrative data match or through the use of a standardized assessment. The documentation should include any information pertinent to how the determination was made, such as notes associated with case- conferencing decisions.
- B. Evidence that the Recipient is Following the CoC's Written Standards for Prioritizing Assistance.** Recipients must follow these written standards for prioritizing assistance, as adopted by the CoC. In accordance with the written

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standards for prioritizing assistance, recipients must document that the CoC's revised written standards have been incorporated into the recipient's intake procedures and that the recipient is following its intake procedures when accepting new program participants into the project.

**C. Evidence that there are no Households Meeting Higher Order of Priority within NC505 Geographic Area.**

(a) When dedicated and prioritized PSH is used to serve non-chronically homeless households, the recipient of CoC Program-funded PSH should document how it was determined that there were no chronically homeless households identified for assistance within the NC507 geographic area. This documentation should include evidence of the outreach efforts that had been undertaken to locate eligible chronically homeless households within the defined geographic area and, where chronically homeless households have been identified but have not yet accepted assistance, the documentation should specify the number of persons that are chronically homeless that meet this condition and the attempts that have been made to engage the individual or family. The recipient of PSH may refer to that list as evidence to satisfy this evidence.

(b) When non-dedicated and non-prioritized PSH is used to serve an eligible individual or family that meets a lower order of priority, the recipient of CoC Program-funded PSH should document how the determination was made that there were no eligible individuals or families within the NC505 geographic area. The recipient of PSH may refer to the priority list as evidence that there were no households identified within the NC507 geographic area that meet a higher order of priority.

#### **Attachment D-4**

##### ***Non-ESG Funds***

Non State ESG funds are allocated in Wake to support Rapid Re-Housing Financial Assistance in the following ways:

1. The Raleigh Wake Partnership to End and Prevent Homelessness (Partnership) along with the City of Raleigh and Wake County have initiated a Combined Competitive RFP process. Through this process, we have determined community priorities driven from HMIS data to establish priority populations to be served as well as services needed including additional funding for rapid rehousing programs. City ESG and Wake County Housing dollars are allocated to support rapid re-housing.
2. Volunteers of America and Passage Home are current SSVF grant recipients and have funds allocated to serve Veterans in Wake.
3. Through the annual CoC competition, the Partnership Board has determined community priorities driven from HMIS data to establish priority populations to be served as well as services needed including additional funding for rapid rehousing programs.
4. Participating as funding review members for funding applications.
5. Participating in the Consolidated Plan process with local jurisdiction to express need for allocating dollars to financial assistance.
6. CoC provides written letters of support for agencies in funding application processes i.e. SSVF, CSBG